

**APPROVED ON JUNE 17, 2014**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on May 20, 2014 at 7:00 PM at the North Haven Town Hall, 18 Church Street on the First Floor in Conference Room #3 across from the Town Clerk's Office.

**BOARD MEMBERS:**

Lynn Fredricksen, Chairman  
James H. Iovieno, Vice Chairman  
Robin M. Clark, Secretary  
Linda Currie-Zeffiro, Member  
James Nesdale, Alternate

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Lynn Sadosky, P.E., Director of Public Works  
Arthur Hausman, Designee of Blight Prevention Officer  
Mary Lee Rydzewski, Stenographer  
Penny Parillo, Clerk to Board

The Chairman called the meeting to order at 7:00 P.M. She introduced herself and asked the Board to introduce themselves. The Chairman first asked if there were any changes to the Agenda.

Elio Floriano, Blight Prevention Officer introduced himself and addressed the Board to let them know that there were no changes to the Agenda.

The secretary then read the first item on the Agenda for the Public Hearing of 1109 Hartford Turnpike.

**PUBLIC HEARING: On appeal by the property owner(s) of 1109 Hartford Turnpike, North Haven to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated February 7, 2014.**

The Board asked if anyone wished to speak regarding the property at 1109 Hartford Turnpike.

David Pieragostini, property owner, was sworn in by the Stenographer and addressed the Board regarding work completed to date to remedy blight at 1109 Hartford Turnpike. Mr. Pieragostini presented photographs of this progress, which were included as exhibits to the Meeting Minutes.

The Board asked questions of Mr. Pieragostini and they were answered.

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer and addressed the Board regarding evidence of continued blight at the property in issue.

The Board asked questions of Mr. Floriano and they were answered.

Peter Scheir, a resident of 1111 Hartford Turnpike and a neighbor to Mr. Pieragostini was sworn in by the Stenographer and addressed the Board in support of Mr. Pieragostini and work being completed at the property in issue.

The Chairman asked if anyone else wished to speak. No one came forward. A motion was made to close the Public Hearing by Lynn Fredricksen. Robin M. Clark seconded the Motion. The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
James Nesdale - aye

James H. Iovieno - aye

The Public Hearing was closed at 7:33 P.M.

The Board began deliberations on the property.

Linda Currie-Zeffiro made a Motion to grant the property owner an extension to the next scheduled meeting to be held on June 17, 2014, to complete work at the property. Robin M. Clark seconded the motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
James Nesdale -aye

James H. Iovieno - aye

An update is to be provided to the Board at its next Meeting.

**OTHER:**

**#1 On 447 Washington Avenue, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property.**

Elio Floriano, Blight Prevention Officer, addressed the Board. Mr. Floriano informed the Board that he will be issuing a new Notice of Violation on the property in issue.

The Board asked questions of Mr. Floriano and they were answered.

**#2 On 231 Bassett Road, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property.**

Arthur Hausman, Blight Prevention Officer Designee, addressed the Board and stated that the property owners have not completed any further remediation and are not in compliance with the extension granted at the March 18, 2014 Meeting.

Mr. Hausman stated that the property will be noticed for the June 17, 2014 Meeting and recommended that a Notice of Citation will be issued if the property is still in non-compliance.

The Board asked questions of Mr. Hausman and they were answered.

**#3 On 53 Susan Lane, North Haven, the Blight Prevention Officer is to provide an update to the Board on the status of the property.**

Arthur Hausman, Blight Prevention Officer Designee, addressed the Board.

Attorney Jennifer Coppola addressed the Board and advised that she would be meeting with the property owner and there is a question of whether a new Notice of Violation would issue.

**MINUTES: Approval of Minutes from Meeting held on April 15, 2014.**

Lynn Fredricksen made a Motion to approve of the Minutes as submitted from the April 15, 2014 Meeting. Robin M. Clark seconded the Motion. The Board voted 5- 0 in favor of the Motion.

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
James Nesdale – aye

James H. Iovieno - aye

**MEETING SCHEDULE: Approval of Schedule for Meetings to be held in 2015.**

Lynn Fredricksen made a Motion to approve of the Schedule as presented with one change, that the September 2015 meeting be held on September 22, 2015 in observance of the Rosh Hashanah Holiday. James H. Iovieno seconded the Motion. The Board voted 5 – 0 in favor of the Motion.

Lynn Fredricksen- aye  
Linda F. Currie-Zeffiro - aye

Robin M. Clark - aye  
James Nesdale – aye

James H. Iovieno - aye

**ADJOURNMENT:**

There being no further business, Lynn Fredricksen moved to adjourn the meeting. James Nesdale seconded the Motion. All were in favor. The meeting was adjourned at 7:52 P.M.